

Westfield-Washington Advisory Plan Commission held a meeting on Monday, July 1, 2013 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Steve Hoover, Ken Kingshill, Charles Lehman, Robert Smith, and Danielle Tolan.

City Staff Present: Matt Skelton, Director; Ryan Clark, Associate Planner; and Brian Zaiger, City Attorney

Approval of Minutes:

Motion: To approve the minutes for the June 17, 2013 APC meeting as amended.

Motion: Hoover; Second: Tolan Vote: Passed by voice vote

Clark reviewed APC Rules & Procedures.

Case No. 1306-PUD-08

Description Andover PUD Amendment
Westfield Andover One LLC c/o Redwood Acquisition, LLC requests and amendment to allow a new exterior building material within Section G of the Andover PUD.

Clark reviewed the proposed Andover PUD amendment. He stated that no action is required at this time. He noted that prior to the APC recommendation; the petitioner will make any necessary revisions to the proposal based on APC and public comments.

Ms. Christine Watson, representative on behalf of the petitioner, presented about the Everlast exterior building material for the Andover PUD Amendment 1306-PUD-08.

Public Hearing Opened: 7:23 pm

No cards or comments. Public Hearing closed: 7:24 pm

Clark said that there will be a vote for recommendation at the July 15, 2013 APC Meeting.

Case No. 1307-CPA-07

Description Grand Junction Implementation Plan 2013
The City of Westfield requests approval of the Grand Junction Implementation Plan 2013.

Skelton presented the details of the Grand Junction Implementation Plan 2013. He identified the priorities found in the plan and listed the Top Ten Action plan, which includes:

History & Branding

1. Create/clearly establish the Grand Junction Brand, design a Grand Junction logo/bug/mark and develop a slogan for Grand Junction.

Zoning

2. Gateway Sub-District
 - a. Develop architectural and development standards for the Gateway Sub-District.
 - b. Develop strategy for attracting and encouraging land uses (hotel, hotel/conference center, apartments and offices) within the Gateway Sub-District.
 - c. Develop DWA review process for the Gateway Sub-District.
 - d. Develop commercial sign standards for the Gateway Sub-District.
3. Junction Sub-District
 - a. Develop architectural and development standards for the Junction Sub-District.
 - b. Formalize a position with INDOT regarding State Highway 32 expansion through Grand Junction.
 - c. Develop standards to address modifications to existing structures.
 - d. Develop DWA review process for the Junction Sub-District.
 - e. Develop strategy for attracting/encouraging the following land uses within the Junction Sub-District: Trail-oriented businesses (i.e., bike shop, coffee shop), dry cleaner, market, coffee shop, specialty shops, night-time gathering places, restaurants, and offices (not at street level).

Infrastructure

4. Develop transit circulation plan as related to Grand Junction and how it connects to the system beyond. Continue to expand/enhance the trail network within the Grand Junction. Create pedestrian connections between the Gateway Sub-District and the Grand Junction Plaza. Develop and implement a plan for a dedicated trail connection between Grand Junction and Grand Park for motorized (non-car) vehicles.
5. Design drainage/floodplain areas as amenities and natural areas. Develop the regional detention area south of the Midland Trace Trail corridor as a downtown amenity.
6. Develop, plan and install new streetscape amenities including but not limited to benches, trash cans, planters, hanging baskets, bike racks, street lights (including irrigation and speakers where appropriate).

Public Spaces

7. Build Grand Junction Plaza

Economic Development

8. Develop strategy and policies to attract as many households to locate within walking distance of downtown.
9. Continue city land assembly activities to facilitate development and redevelopment in Grand Junction.
10. Develop Grand Junction parking plan.

Public Hearing Opened: 7:38 p.m.

Mr. Bruce Hansen, Westfield Preservation Alliance, proposed that the Major's Office support a historic structure commission made up of persons in the community to provide oversight to the historic and cultural architectural preservation. He suggested that historic preservation be added to the Grand Junction Implementation Plan.

Ms. Julie Sole spoke about her support for the Grand Junction Implementation Plan.

Ms. Melody Jones, Westfield Parks & Recreation Director, spoke about her support for the Grand Junction Implementation Plan.

Mr. Jim Anderson spoke about his support for the Grand Junction Implementation Plan but stated that he believes Westfield lacks the tools to move forward like neighboring towns.

Ms. Judith Shuck, Westfield Historical Society, spoke and stated that she is glad that there is respect for Westfield's citizens and history. She also stated that she would like to see better communication between the different groups than there is now.

Mr. Dave Mueller spoke about three things that are not in the plan: pride, charm and respect for our history. He stated that Westfield has a lot of history that the neighboring towns don't have. Mueller stated that he believes that we should include those three points, and move forward with the plan.

Mr. Roy Maynard spoke and asked for some information on Grand Park, not Grand Junction.

Skelton gave Mr. Maynard his business card so he could call the Economic & Community Development Department with his questions.

Mr. Tom Smith spoke to Mr. Maynard about the Westfield Community Association Network. He stated that the group meets at the City Services building the last Tuesday of every month and noted that the meetings are open to the public so they can be informed about what is going on in the City of Westfield.

Public Hearing Closed: 8:07 p.m.

Skelton stated that letters of support were received from the Chamber of Commerce and Montgomery Aviation.

Hoover commented that he agreed with Mr. Henson about needing a Historic Structure Commission group formed. He stated that he agrees that we need to continue to gather input and ideas from everyone.

Hoover commented to Mr. Mueller that he may not see the words pride, charm and history in the plan, but noted that they are a part of everything that is in the implementation plan.

Case No. 1305-PUD-04 (Continued)

Description The Enclave & Springs at Viking Meadows PUD
Southeast corner of 161st Street and Oak Ridge Road; Pulte Homes of Indiana, LLC requests a change in zoning of approximately 63 Pulte Homes of Indiana, LLC requests a change in zoning of approximately 63 acres +/- from the Villas at Timber Ridge PUD District and the AG-SF1 District to the Enclave and springs at Viking Meadows PUD District.

Case No. 1209-PUD-11 (Continued)

Description: Springmill Corner PUD
SE corner of Springmill Road and 161st Street; Cooperstown Partners, LLC request a change in zoning of approximately 6.5 acres from AG-SF1 to the Springmill Corner PUD.

REPORTS/COMMENTS

No report.

APC MEMBERS

Hoover said at the last APC Meeting, the Village Park Plaza PUD was passed to City Council with a 6-0-1 vote, his being the abstaining vote due to his concerns with how the PUD addressed signage. He stated that he met with the Simon Property Group after the meeting and reported that they are working on compliance with the City's normal sign ordinance.

CITY COUNCIL LIAISON

No report.

BZA LIAISON

No report.

ECD STAFF

Skelton reported that YTD, 208 building permits have been issued, which is up 45% from last year. He reported that by this time last year, 143 building permits had been issued. He further added that the reported value of permits at this time last year was \$31 million, and that the value so far this year is \$62 million.

ADJOURNMENT (8:22 p.m.)

Motion by Tolan. Seconded by Hoover. Motion passed by voice vote.

President, Ken Kingshill

Vice President, Charles Lehman

Secretary, Matthew S. Skelton